

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: MIAMI-DADE COUNTY

FEES:
D.R.E.R.----- \$1,872.00
Plus \$10.90 per site in excess of 6 sites----- \$0.00
D.R.E.R. enviromental----- \$210.00
PRINT \$2,082.00

FOR OFFICIAL USE ONLY:

Agenda Date: 2-5-16
Tentative No.: T- 23339-7-00X-ND
Received Date: 1-26-16

Concurrency Review Fee (*6.00% of Sub-Total) -- \$124.92 *Not applicable within Municipalities
AMOUNT FOR TENTATIVE OUTSIDE MUNICIPALITIES=> **\$2,206.92** <====AMOUNT FOR TENTATIVE WITHIN UNINCORPORATED MIAMI-DADE COUNTY

APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT

Municipality: DORAL Sec.: 27 Twp.: 53 S. Rge.: 40 E. / Sec.: ____ Twp.: ____ S. Rge.: ____ E.

1. Name of Proposed Subdivision: PARK SQUARE APARTMENTS

2. Owner's Name: MIAMI DADE COUNTY Phone: 786 552 8860
Address: 3071 SW 38 Ave City: Miami State: FL Zip Code: 33146

Owner's Email Address: Zaba@miamidade.gov

3. Surveyor's Name: PULICE LAND SURVEYORS Phone: 954-572-1777
Address: 5381 NOB HILL ROAD City: SUNRISE State: FL Zip Code: 33351

Surveyor's Email Address: JANE@PULICELANDSURVEYORS.COM

4. Folio No(s): 35-3027-067-3290 / _____ / _____ / _____

5. Legal Description of Parent Tract: SEE ATTACHED

6. Street boundaries: NW 33RD STREET AND NW 84 PLACE

7. Present Zoning: DMU Zoning Hearing No.: _____

8. Proposed use of Property:
Single Family Res.(_____ Units), Duplex(_____ Units), Apartments(398 Units), Industrial/Warehouse(_____ Square .Ft.),
Business(_____ Sq. Ft.), Office(_____ Sq. Ft.), Restaurant(_____ Sq. Ft. & No. Seats _____), Other (_____ Sq. Ft. & No. of Units _____)

NOTE: Attach list of all plat restrictions zoning conditions or any other declarations, restrictions, covenants that might affect this Tentative Plat.

I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information contained in this application is true and correct to the best of my knowledge and belief. If applicable, attached is a list of all the restrictions/restrictive covenants and declarations in favor of Miami-Dade Couty. Attached is a copy of the recorded deed showing my acquisition of this land. In addition, I agree to furnish additional items as may be necessary such as abstract or opinion of title to determine accurate ownership information.

Furthermore, I am aware that the use of a public water supply and/or public sewer system may be required for this development. If so required, I recognize that engineering drawings for the extension of these utilities must be approved by the appropriate utility entity and by D.R.E.R. prior to the approval of the final plat.

Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her duty shall be guilty of a misdemeanor of the second degree, punishable as provided in FS. 775.082 or FS. 775.083.

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

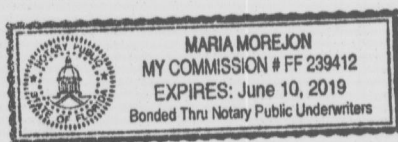
SS:

Signature of Owner: _____

(Print name & Title here): LESTER SOLA, DIRECTOR

BEFORE ME, personally appeared Lester Sola this 20th day of JANUARY, 2016 A.D. and (he/she) acknowledged to and before me that (he/she) executed the same for the purposes therein. Personally known ☒ or produce as identification and who did (not) take an oath.

WITNESS my hand and seal in the County and State last aforesaid this 20th day of JANUARY, 2016 A.D.



(NOTARY SEAL)

Signature of Notary Public: _____

(Print, Type name here: MARIA MOREJON)

6-10-2019 FF 239412
(Commission Expires) (Commission Number)

Note: The reverse side of this sheet may be used for a statement of additional items you may wish considered.

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- C.A.
- O.R.B.
- TP
- P.R.M.
- FPL
- PERMANENT REFERENCE MONUMENT
- FLORIDA POWER & LIGHT
- PALM TREE
- OAK TREE
- UNIDENTIFIED TREE

CONTACT PERSON INFORMATION
PULICE LAND SURVEYORS, INC. - JANE STORMS
TELEPHONE NUMBER: 954-572-1777
FAX NUMBER: 954-572-1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT

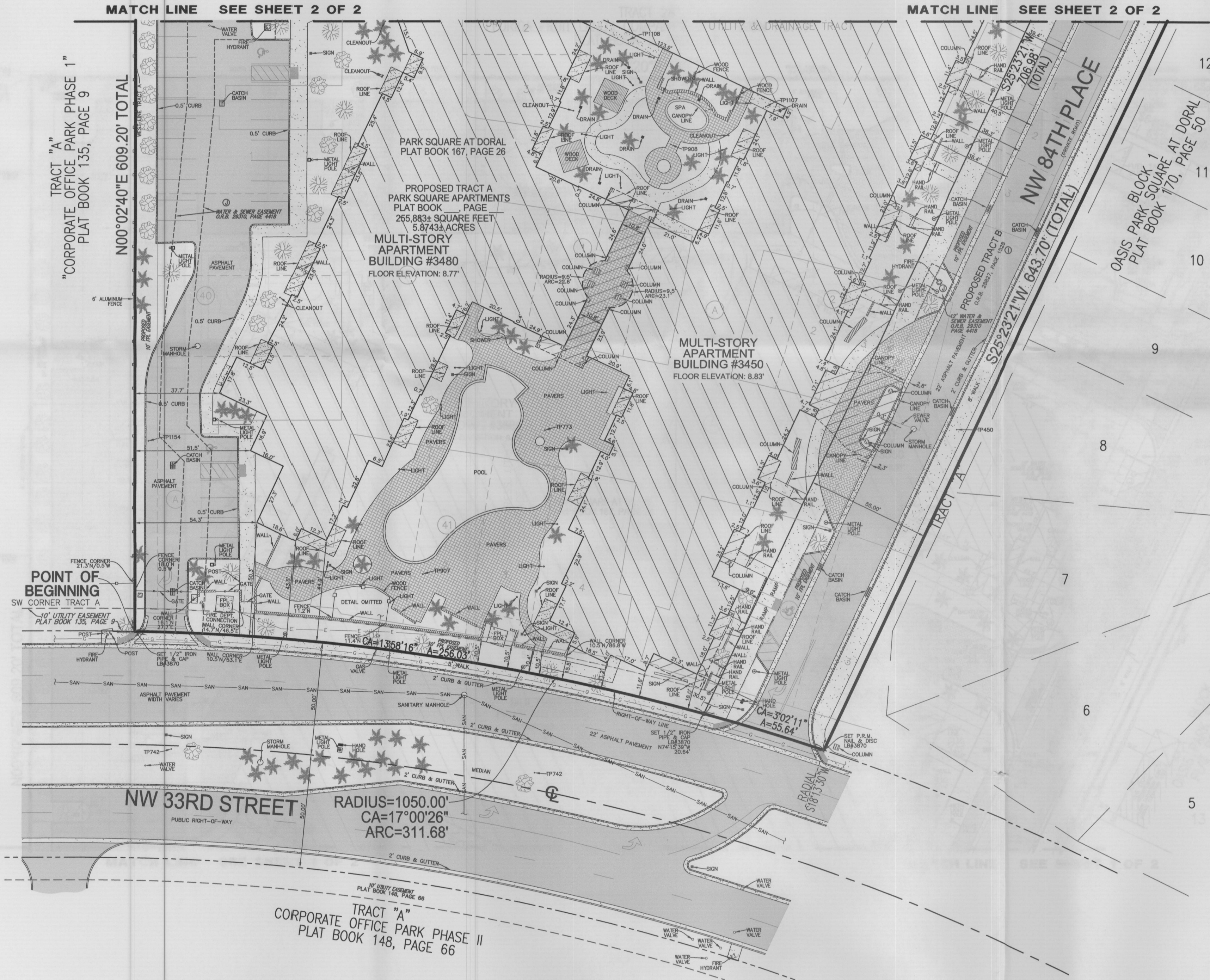
OF PARK SQUARE APARTMENTS

A REPLAT OF A PORTION OF TRACTS A AND G, ALL OF TRACTS L AND K, AND ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

FOR
PARK SQUARE 1, LLC
315 S. BISCAYNE BOULEVARD
MIAMI, FLORIDA 33133
PHONE: (305) 460-9900
AND
MIAMI-DADE COUNTY WATER AND SEWER
3071 S.W. 38TH AVENUE
MIAMI, FLORIDA 33146
PHONE: (305) 665-7477

DEVELOPMENT INFORMATION

TRACT	LAND USE	SQUARE FEET
A	398 APARTMENTS	251,657
B	INGRESS/EGRESS/EASEMENT	37,896
C	WASD LIFT STATION TRACT	4,226
ENTIRE PLAT		293,779

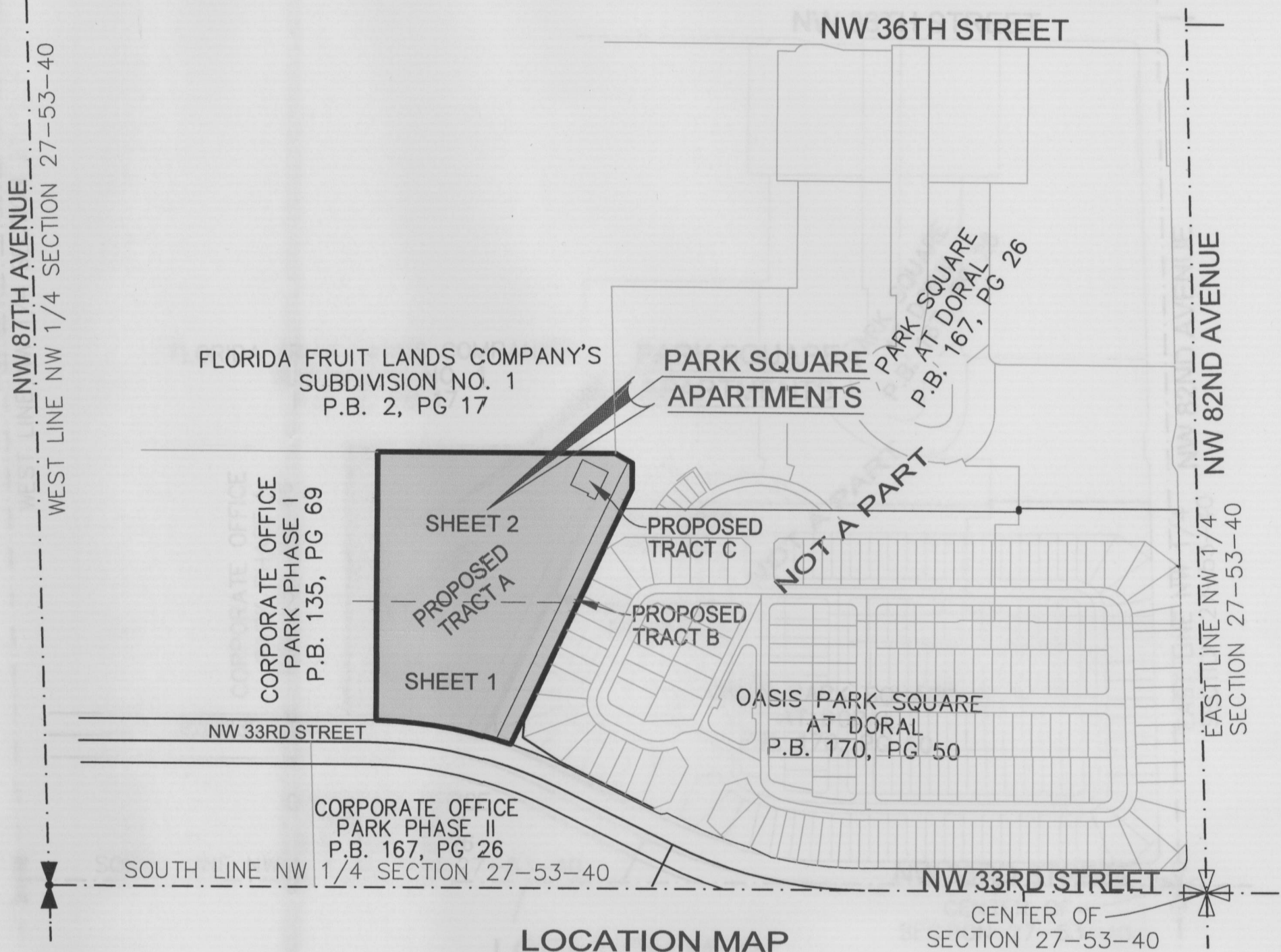


CERTIFICATION:

I HEREBY CERTIFY: THAT THERE ARE NO EXISTING UTILITIES, IMPROVEMENTS OR STRUCTURES ON THE LANDS HEREIN DESCRIBED, OTHER THAN SHOWN, AND THAT THIS TENTATIVE PLAT AS SHOWN WAS MADE UNDER MY DIRECTION IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") NUMBER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

COPIES OF THIS SKETCH ARE INVALID UNLESS EMBOSSED WITH THE SEAL OF THE UNDERSIGNED.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA



LOCATION MAP

NW 1/4 SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA
SCALE: 1"=300'

LEGAL DESCRIPTION:

A PORTION OF TRACTS A AND G, ALL OF TRACTS L AND K, AND ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE NORTH 00°02'40" EAST ON THE WEST LINE OF SAID TRACT A 609.20 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE SOUTH 89°57'20" EAST ON THE NORTH LINE OF SAID TRACT A 543.73 FEET; THENCE SOUTH 60°52'28" EAST 43.36 FEET; THENCE SOUTH 00°02'26" WEST 58.59 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF OASIS PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, PAGE 50, OF SAID PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 25°23'21" WEST ON SAID NORTHERLY EXTENSION AND SAID WESTERLY LINE 643.70 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF SAID TRACT A; ALSO BEING THE NORTHERLY RIGHT-OF-WAY LIMIT OF NORTHWEST 33RD STREET, AND THE SOUTHWEST CORNER OF SAID OASIS PARK SQUARE AT DORAL, BEING A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 18°13'30" WEST; THENCE WESTERLY ON THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1050.00 FEET, A CENTRAL ANGLE OF 17°00'26" FOR AN ARC DISTANCE OF 311.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 293,779 SQUARE FEET (6.7442 ACRES), MORE OR LESS.

NOTES:

- THIS SITE LIES IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929; MIAMI-DADE COUNTY BENCHMARK: 3035N; ELEVATION: 6.99'.
- FLOOD ZONE AH; BASE FLOOD ELEVATION: 7 FEET; PANEL NO. 120014 0287L; MAP DATE: 09/11/09.
- BEARINGS ARE BASED ON THE WEST LINE OF TRACT A BEING N00°02'40"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: PARK SQUARE 1, LLC; REGIONS BANK; BANK OF AMERICA; CHICAGO TITLE INSURANCE COMPANY.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF OPINION OF TITLE, CERTIFICATE OF SEARCH FILE NO.: 5498562, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATE: 09/29/15 AT 6:00 A.M. THE FOLLOWING ITEMS ARE SPECIAL EXCEPTIONS LISTED IN SAID OPINION OF TITLE:
A. RESTRICTIONS, COVENANTS, CONDITIONS, DEDICATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 167, PAGE 26, AS AFFECTED BY SURVEYOR'S AFFIDAVIT CONFIRMING ERROR ON RECORDED PLAT IN O.R.B. 26197, PAGE 4398, AND ENCROACHMENT AGREEMENT IN O.R.B. 26377, PAGE 3406, AFFECT THIS SITE AS DEPICTED HEREON.
B. RESTRICTIONS AGAINST HOTEL USE ONLY AS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS IN O.R.B. 17695, PAGE 3250, AS AMENDED IN O.R.B. 17982, PAGE 4789 AFFECT THIS SITE BUT ARE BLANKET IN NATURE AND CANNOT BE PLOTTED. LOT 5, BLOCK 1 AS DESCRIBED IN EXHIBIT B OF O.R.B. 17695, PAGE 3250, IS NOT PART OF THIS SITE; HEIGHT RESTRICTIONS DO NOT AFFECT THIS SITE.
C. DEVELOPMENT OF REGIONAL IMPACT ORDER MASTER DEVELOPMENT ORDER - RESOLUTION NO. 2-45-87 IN O.R.B. 13354, PAGE 3210, AS REVISED AND AMENDED BY RESOLUTION NO. Z-258-88, PURSUANT TO

NOTES CONTINUE ON SHEET 2

SHEET 1 OF 2

NO.	REVISIONS	BY
10	REVIEW NEW OPINION OF TITLE 10/19/15	B.E.
9	53859-UPDATE 1-PLAT	B.E.
8	#53941-FINAL SURVEY-08/02/15	B.E.
7	#53941-FINAL SURVEY-08/02/15	B.E.
6	#53941-FINAL SURVEY-08/02/15	B.E.
5	REMOVE 1ST LIFT STATION TRACT	B.E.

PARK SQUARE APARTMENTS
3450, 3480, 3550 AND 3580 NW 82ND AVENUE
DORAL, MIAMI-DADE COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT



PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (354) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 08/02/15

FILE: PARK SQUARE 1, LLC
ORDER NO.: 59859

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND SANITARY SEWER LINE
- CENTERLINE
- CENTRAL ANGLE
- O.R.B. OFFICIAL RECORDS BOOK
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- P.R.M. PERMANENT REFERENCE MONUMENT
- FPL FLORIDA POWER & LIGHT
- PALM TREE
- OAK TREE
- UNIDENTIFIED TREE

BOUNDARY AND TOPOGRAPHIC SURVEY AND TENTATIVE PLAT OF PARK SQUARE APARTMENTS

A REPLAT OF A PORTION OF TRACTS A AND G, ALL OF TRACTS L AND K, AND ALL OF BLOCKS 1, 2, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 AND 41 AND A PORTION OF BLOCK 42 OF PARK SQUARE AT DORAL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 167, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST
CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA

CONTACT PERSON INFORMATION
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TELEPHONE NUMBER: 954-572-1777
FAX NUMBER: 954-572-1778
E-MAIL ADDRESS: JANE@PULICELANDSURVEYORS.COM

**FOR
PARK SQUARE 1, LLC**
315 S. BISCAYNE BOULEVARD
MIAMI, FLORIDA 33133
PHONE: (305) 460-9900

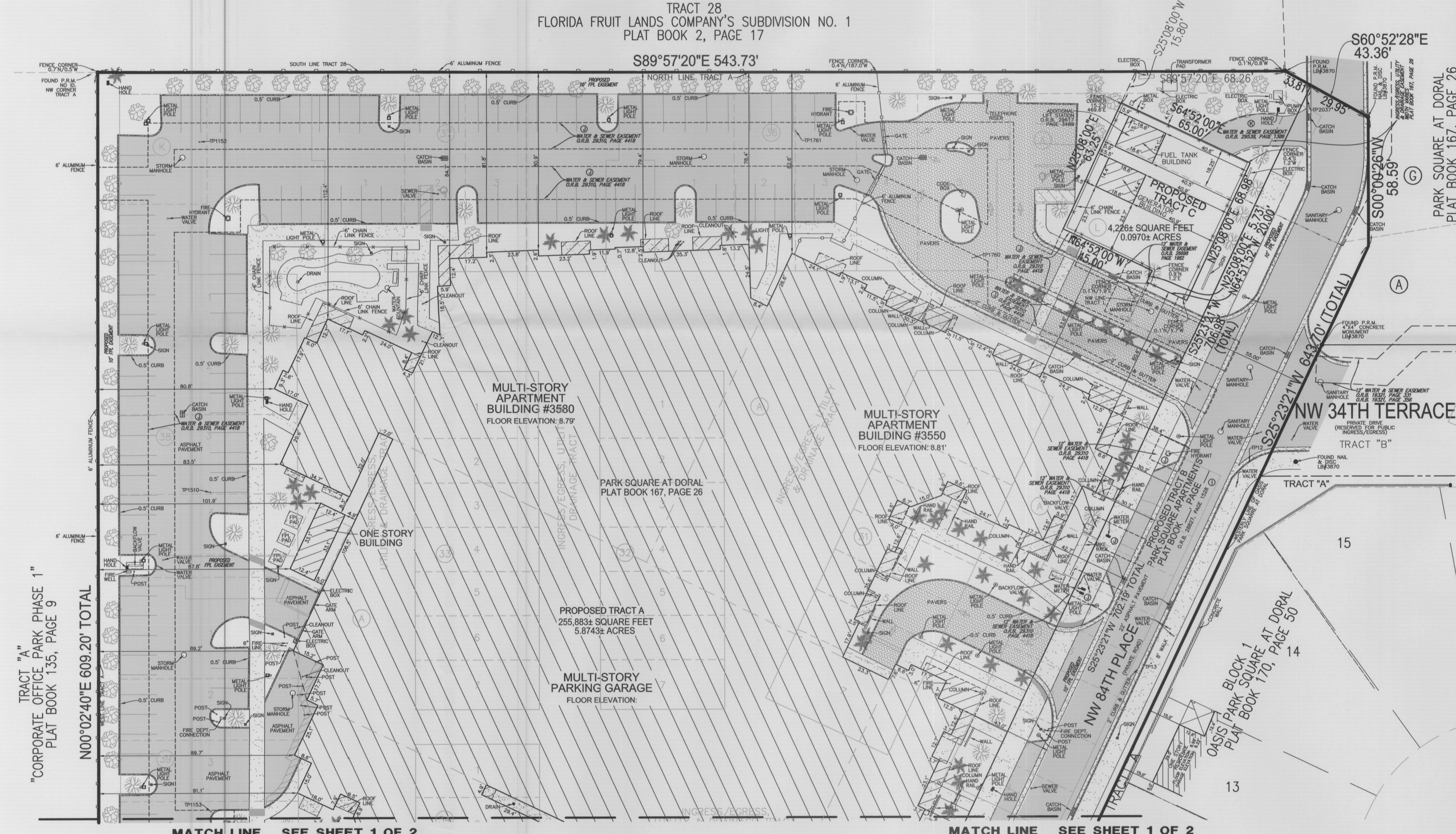
**AND
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DEVELOPMENT INFORMATION		
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ENTIRE PLAT		293,779

TRACT 28
FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1
PLAT BOOK 2, PAGE 17

S89°57'20"E 543.73'

NW 87TH AVENUE
WEST LINE NW 1/4 SECTION 27-53-40



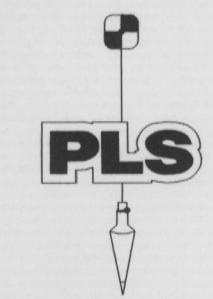
- NOTES CONTINUED FROM SHEET 1
- ORDER IN O.R.B. 14041, PAGE 658, AS MODIFIED BY RESOLUTION NO. 7-15-98, IN O.R.B. 18242, PAGE 371, AND AS AMENDED BY RESOLUTION NO. Z-9-03; ORDINANCE NO. 2006-17; ORDINANCE NO. 2006-30, AS FURTHER AMENDED BY RESOLUTION NO. 207-16, AS SUBSEQUENTLY ASSIGNED BY ASSIGNMENT OF VESTED DEVELOPMENT RIGHTS IN O.R.B. 17695, PAGE 3263; O.R.B. 17982, PAGE 4798; O.R.B. 18170, PAGE 833; O.R.B. 18296, PAGE 1716, AS AMENDED BY ASSIGNMENT OF VESTED DEVELOPMENT RIGHTS IN O.R.B. 23118, PAGE 273; AND O.R.B. 18915, PAGE 1559 AND AS AMENDED IN O.R.B. 26241, PAGE 4317 AND AS EXTENDED BY NOTICE OF AUTOMATIC EXTENSION IN O.R.B. 26583, PAGE 4456, AND AS FURTHER AMENDED IN O.R.B. 27248, PAGE 4084; AND AFFECTED BY NOTICE IN O.R.B. 27744, PAGE 3349; AND AS AFFECTED BY NOTICE OF ADOPTION OF AN AMENDMENT IN O.R.B. 28772, PAGE 3435, AFFECTS THIS SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - D. ORDINANCE 07-158 IN O.R.B. 26123, PAGE 1785, TOGETHER WITH ASSESSMENT ROLL RESOLUTION R-1191-07 IN O.R.B. 26123, PAGE 1825, AND DECLARATION OF COVENANT IN O.R.B. 26985, PAGE 2013, AFFECTS THIS SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - E. FIRST AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT IN O.R.B. 27219, PAGE 11, AND AS FURTHER AFFECTED BY THAT ASSIGNMENT OF DEVELOPER'S RIGHTS IN O.R.B. 28048, PAGE 3308, AS FURTHER AFFECTED BY THAT PARTIAL ASSIGNMENT OF DEVELOPER'S RIGHTS IN O.R.B. 28542, PAGE 3421, AS FURTHER AFFECTED BY PARTIAL ASSIGNMENT OF DEVELOPER'S RIGHTS IN O.R.B. 28716, PAGE 2328, AS FURTHER AFFECTED BY SECOND AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT IN O.R.B. 28938, PAGE 3758, AFFECTS THIS SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - F. NOTICE IN O.R.B. 26702, PAGE 1171, AFFECTS THIS SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - G. COVENANTS, CONDITIONS AND RESTRICTIONS IN AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES IN O.R.B. 28296, PAGE 4848, AS AMENDED BY O.R.B. 28463, PAGE 139, AS FURTHER AMENDED BY ADDENDUM NUMBER TWO IN O.R.B. 29029, PAGE 1954, AS FURTHER AMENDED BY ADDENDUM NUMBER THREE IN O.R.B. 29341, PAGE 4762, AS FURTHER AFFECTED BY ASSIGNMENT, ASSUMPTION AND ACCEPTANCE OF AGREEMENT RIGHTS IN O.R.B. 29341, PAGE 4794, AS FURTHER AMENDED BY ADDENDUM NUMBER FOUR IN O.R.B. 29417, PAGE 805, AFFECT THIS SITE BUT ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - H. COVENANTS, CONDITIONS AND RESTRICTIONS IN UNITY OF TITLE IN O.R.B. 28297, PAGE 184, AFFECT THIS SITE BUT ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - I. EASEMENT AND OPERATING AGREEMENT IN O.R.B. 28827, PAGE 1528, AFFECTS THIS SITE AS DEPICTED HEREON.
 - J. GRANT OF EASEMENT IN O.R.B. 29310, PAGE 4418, AFFECTS THIS SITE AS DEPICTED HEREON.
 - K. GRANT OF EASEMENT IN O.R.B. 29538, PAGE 1386, AFFECTS THIS SITE AS DEPICTED HEREON.
 - L. NOTICE OF COMMENCEMENT IN O.R.B. 29769, PAGE 4343, AFFECTS THIS SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 - M. MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS IN O.R.B. 29557, PAGE 49, AFFECT THIS SITE BUT ARE BLANKET IN NATURE AND CANNOT BE PLOTTED.
 9. DADE COUNTY FLOOD CRITERIA: 6.8 FEET PER PLAT BOOK 120, PAGE 13, SHEET 2 OF 5.
 10. PARCEL TO BE SERVED BY CENTRAL WATER AND SEWER.
 11. ZONING: DMU, DOWNTOWN MIXED USE.
 12. TRACT "B" IS RESERVED FOR INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES.
 13. TRACT "C" IS RESERVED FOR LIFT STATION PURPOSES.
 14. NUMBER OF PROPOSED TRACTS: 3.
 15. AN EXPRESS PURPOSE OF THIS PLAT IS TO CLOSE, VACATE AND ABANDON FROM USE ALL PLATTED EASEMENTS DEDICATED BY THE UNDERLYING PLAT OF PARK SQUARE AT DORAL, PLAT BOOK 167, PAGE 26, MIAMI-DADE COUNTY RECORDS, LYING WITHIN THIS SITE.
 16. THERE ARE NO ADJACENT BUILDINGS WITHIN 25 FEET OF THIS SITE, OTHER THAN THOSE SHOWN.

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

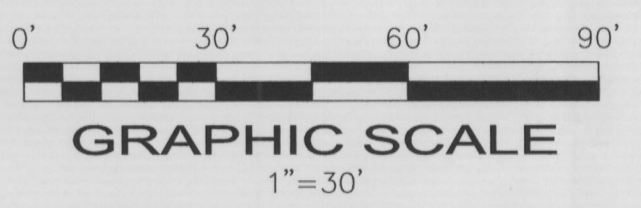
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5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E. SCALE: 1" = 30' FILE: PARK SQUARE 1, LLC
CHECKED BY: J.F.P. SURVEY DATE: 08/02/15 ORDER NO.: 59859



COPYRIGHT 2015 BY PULICE LAND SURVEYORS, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED, IN ANY FORM OR BY ANY MEANS, WITHOUT PERMISSION IN WRITING FROM AN OFFICER OF PULICE LAND SURVEYORS, INC.

PARK SQUARE APARTMENTS

TENTATIVE PLAT NO. **23339-7-COR.-N.O.**

Sec. 27

Twp. 53

Rge. 40

Municipality: DORAL

Zoned: DMU

RECOMMENDS

APPROVAL **2-5-16**

Date, Regulatory and Economic Resources Dept. (Platting)

RECOMMENDS

APPROVAL **2-5-16**

Date, Regulatory and Economic Resources Dept. (Zoning)

- ☒ Recommends approval subject to the City of Doral requirements and the requirements checked below:
- ☒ The Tentative Plat recommended approval is valid for 9 months from the date indicated above. Tentative recommended approval does not necessarily guarantee final plat approval.
- ☒ Concurrence approval by the Municipality is required prior to final plat review and prior to the issuance of a building permit. Municipality concurrence review to include all City, State and County roads.
- ☒ Tentative Plat valid until November 5, 2016
Note: The Plat Committee must officially review the Extension of Time request prior to the expiration of the Tentative Plat. Application request must be submitted at least ten (10) days prior to said Plat Committee meeting.
- ☒ No road, sidewalks or drainage facilities within unincorporated Miami Dade County or on County maintained rights-of-ways are to be constructed or installed without prior knowledge, approval and complete progressive inspection by the Department of Transportation and Public Works. Construction or installation of these facilities does not guarantee acceptance by the County unless final plat is approved and recorded.
- ☒ Final approval and recording subject to the Department of Regulatory and Economic Resources (Environmental Resources Management) and the Florida Department of Health approval on sewage disposal facilities and water supply.
- ☒ Site to be filled to County Flood Criteria Elevation of 6.8 N.G.V.D. or to an elevation not less than the approved crown of the road fronting the property. Cutting of existing grade is not permitted below the established base flood elevation of the F.I.R.M. for Miami Dade County Florida Community # 125098.
- ☒ Property owner/ Developer must provide the needed improvements within the right-of-way.
- ☒ For the removal of any tree a permit is required.
- ☒ Letters from utility companies accepting vacation of existing easement(s) are required prior to final plat review.
- ☒ See the attached Department of Regulatory and Economic Resources (Environmental Resources Management) memorandum for environmental concerns and requirements.
- ☒ Property Owners Association agreement for maintenance of private roads and common areas is required.

- ☒ On Final Plat show under the City of Doral Plat Restrictions, the following note: That Tract 'B' (NW 85th Court) as shown on the attached Plat is hereby reserved for Ingress and Egress serving adjacent parcels, and shall be owned and maintained in perpetuity by the owner of Tract 'A'.
- ☒ School Board approval required prior to final plat review.
- ☒ MDWASD approval required prior to final plat review.
- ☒ Special Taxing District approval required prior to final plat review.
- ☒ See attached Miami Dade Water and Sewer Department (MDWASD) memorandum for water and sewer concerns and requirements. Contact Maria Capote at (786) 268-5329 for details.
- ☒ Final Mylar(s) plus five (5) prints.
- ☒ Opinion of Title (Valid for 30 days, unincorporated; 45 days municipality). An update is usually required before the County Commissioners meeting and/or recordation.
- ☒ Paid Tax receipts (and escrow, if applicable).
- ☒ Processing fee for Final Plat.
- ☒ Recording fee for Final Plat.
- ☒ Water Control Division approval after final plat submittal. (DRER)
- ☒ Approval regarding method of water supply.
- ☒ Approval regarding method of sewage disposal.
- ☒ Certified copy of municipal ordinance and/or resolution accepting final plat and letter(s) stating paving and drainage plans have been approved and Improvement Bond held by Municipality (if applicable).
- ☒ Letter from F.P.&L. Company (TP-7 letter) regarding underground electric service (ORD. 68-69).
- ☒ State Plane Coordinate Data Sheet.
- ☒ AFTER SUBMITTAL OF FINAL PLAT, CHECK THE PUNCH LIST AT THE FOLLOWING WEBSITE FOR ADDITIONAL SCHEDULING AND/OR RECORDATION REQUIREMENTS. (<http://www.miamidade.gov/platstatus>)